

2.2.1 R-R Rural Residential District

This district shall include all land and water areas indicated on the Zoning District Map as R-R. The purpose of classifying land and water areas within this district is to regulate uses in rural, agricultural and environmentally sensitive areas.

The following provisions shall apply in the R-R Rural Residential District unless otherwise provided:

A. Permitted Uses:

1. General

Accessory buildings or uses
 Agricultural or horticultural crops, including but not limited to livestock, soybeans, tobacco production, timber, orchard fruits, vegetables, flowers or ornamental plants and also including sale of materials grown on the premises, including provision for dwellings for persons and their families who are engaged in the above agricultural use on the tract.
 Dwellings, Single-family
 Home occupations
 Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
 Nature preserve
 Residential care facilities
 Riding or boarding stables
 Wildlife management

2. The following uses are permitted provided that all structures observe a one hundred and fifty feet (150) front, street side, side and rear yard:

Accessory buildings or uses
 Churches, parish halls, and temples
 Colleges, schools, and institutions of learning (except training schools)
 Commercial fishing lakes
 Convents and monasteries
 Garage or yard sales
 Golf courses; except miniature courses, driving ranges, or privately owned golf courses operated for commercial purposes
 Outdoor swimming clubs and outdoor tennis clubs/courts
 Parks and playgrounds, and community centers
 Private non-profit clubs or camps of a recreation nature (other than outdoor gun clubs)

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to **Chapter 4, Part 2** for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulations in **Chapter 5** for lot size, setback, building height and other restrictions.

D. Maximum Density and FAR

1. Maximum Floor Area Ratio: 0.05
2. Maximum Density: 0.2 dwellings per acre

2.2.2 R-E Residential Estate District

The following provisions shall apply in the R-E Residential Estate District unless otherwise provided in these regulations:

A. Permitted Uses:

Accessory buildings or uses
 Agricultural uses
 Churches, parish halls and temples
 Colleges, schools, and institutions of learning (except training schools)
 Community residences
 Convents and monasteries
 Country clubs
 Dwellings, Single-family
 Family care home (mini-home)
 Garage or yard sales
 Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for a commercial purpose
 Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
 Parks, playgrounds, and community centers
 Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to **Chapter 4, Part 2** for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulations in **Chapter 5** for lot size, setback, building height and other restrictions.

Maximum Density and FAR:

1. Maximum Floor Area Ratio: 0.1
2. Maximum Density: 1.08 dwellings per acre

2.2.3 R-1 Residential Single Family District

The following provisions shall apply in the R-1 Residential Single Family District unless otherwise provided in these regulations:

A. Permitted Uses:

- Accessory buildings or uses
- Agricultural uses
- Churches, parish halls and temples
- Colleges, schools and institutions of learning (except training schools)
- Community residences
- Convents and monasteries
- Country clubs
- Dwellings, Single-family
- Family care home (mini-home)
- Garage or yard sales
- Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for commercial purposes
- Home occupations
- Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
- Parks, playgrounds, and community centers
- Residential care facilities
- Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to **Chapter 4, Part 2** for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulations in **Chapter 5** for lot size, setback, building height and other restrictions.

D. Maximum Density and FAR

1. Maximum Floor Area Ratio:

- a. For all lots:0.3
- For all other lots (Anchorage only)0.12

2. Maximum Density:

- a. For Anchorage, Shively:1.45 dwellings per acre
- b. For Jefferson County, Douglass Hills, Hurstbourne, Middletown, St. Matthews:1.08 dwellings per acre

2.2.4 R-2 Residential Single Family District

The following provisions shall apply in the R-2 Residential Single Family District unless otherwise provided in these regulations:

A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District.

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

Maximum Density and FAR

1. Maximum Floor Area Ratio: 0.5
2. Maximum Density:2.17 dwellings per acre

2.2.5 R-3 Residential Single Family District

The following provisions shall apply in the R-3 Residential Single Family District unless otherwise provided in these regulations:

A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District.

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

Maximum Density and FAR:

1. Maximum Floor Area Ratio: 0.5
2. Maximum Density:3.63 dwellings per acre

2.2.6 R-4 Residential Single Family District

The following provisions shall apply in the R-4 Residential Single Family District unless otherwise provided in these regulations:

A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District.

B. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

Maximum Density and FAR

1. Maximum Floor Area Ratio:

- a. For reduced size lots created in accordance with the Alternative Development Incentives regulations (Chapter 4, Part 5): 1.5
- b. For all other lots: 0.5

2. Maximum Density:4.84 dwellings per acre

2.2.7 R-5 Residential Single Family District

The following provisions shall apply in the R-5 Residential Single-Family District unless otherwise provided in these regulations:

A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):

Dwellings, semi-detached, on lots recorded before June 17, 1954, where each dwelling unit is constructed on its own lot and meets all other requirements of this zoning district

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations:

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

Maximum Density And Far

1. Maximum Floor Area Ratio:

- a. For reduced size lots created in accordance with the Alternative Development Incentives regulations (Chapter 4, Part 5) 1.5
- b. For all other lots: 0.5

2. Maximum Density:7.26 dwellings per acre

2.2.8 U-N Urban Neighborhood District

The following provisions shall apply in the Urban Neighborhood District unless otherwise provided in these regulations.

A. Permitted Uses:

Accessory buildings or uses
 Agricultural uses
 Churches, parish halls and temples
 Colleges, schools, and institutions of learning (except training schools)
 Community residences
 Convents and monasteries
 Dwellings, semi-detached, where each dwelling unit is constructed on its own lot with one zero lot line and meets all other requirements of this district.
 Dwellings, Single-family
 Family care home (mini-home)
 Garage or yard sales
 Home occupations
 Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
 Parks, playgrounds, and community centers
 Planned Development Option: in addition to other uses permitted in the UN District, which may include multi-family dwellings; dwellings, two-family; dwellings, attached; dwelling, single family with one zero-foot sideyard setback; and automobile parking areas when (i) the Planned Development Option Area is subject to design guidelines approved by the Louisville Metro Planning Commission and the legislative body (the "Legislative Body") having jurisdiction over the Planned Development Option Area (the "Approved Guidelines"). The design guidelines may establish lot size not normally permitted by the traditional neighborhood form district; and (ii) the design of the dwellings is in accordance with the Approved Guidelines. After the initial review and approval of the Approved Guidelines by the Legislative Body, modification to the Approved Guidelines for developments financed in part by an instrumentality of the of the jurisdiction in which the Planned Development Option Area is located may be approved by the Planning Commission without approval by the Legislative Body.
 Residential care facilities
 Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to **Chapter 4 Part 2** for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District requirements in **Chapter 5** for lot size, setback, building height and other restrictions.

D. Maximum Density And Far

1. Maximum Floor Area Ratio:0.75
Planned Development Option:.....3.0
2. Maximum Density:1 dwelling per lot
Planned Development Option:....58.08 dwelling units per acre

E. Urban Residential Zones

In areas being developed under the Planned Development Option which have been determined by the Legislative Body to meet the criteria of an urban residential zone set forth in KRS 100.201(3), all new construction and expansions of principal or accessory structures, and exterior alterations to existing structures (that require a permit), regardless of the use of the structure, shall be required to conform to the Approved Guidelines.

2.2.9 R-5A Residential Multi-Family District

The following provisions shall apply in the R-5A Residential Multi Family District unless otherwise provided in these regulations:

The Residential Multi Family District is intended to provide the opportunity for land in the medium density residential land development range to be used for single-family dwellings, row houses and multiple family dwellings.

A. Permitted Uses:

All uses permitted in the **R-1 Residential Single Family District**, as well as the following use(s):

Assisted living residence
Dwellings, Multiple family
Dwellings, Two-family

B. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to **Chapter 4 Part 2** for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulation in **Chapter 5** for lot size, setback, building height and other restrictions.

D. Maximum Density and FAR

1. Maximum Floor Area Ratio: 0.5
2. Maximum Density:12.01 dwellings per acre

2.2.10 R-5B Residential Two-Family District

The following provisions shall apply in the R-5B Residential Two-Family District unless otherwise provided in these regulations:

The Residential Two-Family District is intended to provide the opportunity for land in the medium density residential land development range to be used for single family dwellings, two-family dwellings, semi-detached dwellings and carriage houses.

A. Permitted Uses:

Accessory buildings or uses
 Agricultural uses
 Carriage houses
 Churches, parish halls and temples
 Colleges, schools, and institutions of learning (except training schools)
 Country clubs
 Dwellings, Semi-detached
 Dwellings, Single-family
 Dwellings, Two-family
 Garage or yard sales
 Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for a commercial purpose
 Home occupations
 Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
 Parks, playgrounds, and community centers
 Residential care facilities
 Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

B. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to **Chapter 4 Part 2** for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations:

Refer to the applicable Form District regulation in **Chapter 5** for lot size, setback, building height and other restrictions.

D. Maximum Density and FAR

1. Maximum Floor Area Ratio: 0.5
2. Maximum Density:Two dwellings per

lot

2.2.11 R-6 Residential Multi-Family District

The following provisions shall apply in the R-6 Residential Multi Family District unless otherwise provided in these regulations.

A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):

Assisted living residence
Dwellings, Multiple family
Dwellings, Two-family

B. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

D. Maximum Density And Far

1. Maximum Floor Area Ratio: 0.75
2. Maximum Density:17.42 dwellings per acre

2.2.12 R-7 Residential Multi-Family District

The following provisions shall apply in the R-7 Residential Multi Family District unless otherwise provided in these regulations.

A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):

- Assisted living residence
- Bed and Breakfasts
- Boarding and lodging houses
- Dwellings, Multiple family
- Dwellings, Two-family

B. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

D. Maximum Density and FAR

1. Maximum Floor Area Ratio: 1.0
2. Maximum Density:34.8 dwellings per acre

2.2.13 R-8A Residential Multi-Family District

The following provisions shall apply in the R-8A Residential Multi Family District unless otherwise provided in these regulations.

A. Permitted Uses:

All uses permitted in the **R-1 Residential Single Family District**, as well as the following use(s):

- Assisted living residence
- Bed and Breakfasts
- Boarding houses
- Day care centers, day nurseries, nursery schools and kindergartens
- Dwellings, Multiple family
- Dwellings, Two-family
- Family care home (minihome)

B. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to **Chapter 4 Part 2** for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulations in **Chapter 5** for lot size, setback, building height and other restrictions.

D. Maximum Density and FAR

1. Maximum Floor Area Ratio: 3.0
2. Maximum Density:58.08 dwellings per acre